

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-C

CURRENT REPORT UNDER SECTION 17
OF THE SECURITIES REGULATION CODE
AND SRC RULE 17.2(c) THEREUNDER

1. **10 January 2025**
Date of Report (Date of earliest event reported)
2. SEC Identification No. **CS200703145** 3. BIR Tax Identification No. **006-652-678-000**
4. **VISTA LAND & LIFESCAPES, INC.**
Exact name of issuer as specified in its charter
5. **Philippines** 6. (SEC Use Only)
Province, country or other jurisdiction of Industry Classification Code:
incorporation
7. **Lower Ground Floor, Building B, Evia Lifestyle Center, Vista City, Daanghari,**
Almanza II, Las Piñas City **1747**
Address of principal office Postal Code
8. **(632) 874-5758 / (632) 3226-3552**
Issuer's telephone number, including area code
9. **N/A**
Former name or former address, if changed since last report
10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA

Title of Each Class	Number of Shares of Common Stock Outstanding or Amount of Debt Outstanding
Common Stock	12,698,007,676 shares
<i>(Net of 416,128,700 treasury shares)</i>	
Preferred Stock Series 2A	14,337,040 shares
Preferred Stock Series 2B	15,662,960 shares
VLL Retail Bonds issued in 2017	P5,000,000,000.00
VLL Retail Bonds issued in 2018	P3,500,000,000.00
VLL Retail Bonds issued in 2019	P10,000,000,000.00
VLL Retail Bonds issued in 2023	P6,000,000,000.00

11. Indicate the item numbers reported herein:

Item 9. Other Events

Please see attached disclosure of the Company relating to the clarification of the news article entitled "Villar group denies allegations over unpaid real property taxes" posted in MSN.com on January 7, 2025.

SIGNATURES

Pursuant to the requirements of the Securities Regulation Code, the issuer has duly caused this report to be signed on behalf by the undersigned hereunto duly authorized.

VISTA LAND & LIFESCAPES, INC.
Issuer

By:


BRIAN N. EDANG
CFO & Head Investor Relations

Date: January 10, 2025



January 10, 2025

SECURITIES AND EXCHANGE COMMISSION

7907 Makati Avenue, Salcedo Village,
Bel-Air, Makati City, 1209

Attention: Atty. Oliver O. Leonardo
Director, Markets and Securities Regulation Department
Attention: Atty. Rachel Esther J. Gumtang-Remalante
OIC – Corporate Governance and Finance Department

PHILIPPINE STOCK EXCHANGE

9th Floor, Philippine Stock Exchange Tower,
28th Street corner 5th Avenue, BGC Taguig City

Attention: Atty. Stefanie Ann B. Go
Officer-in-Charge, Disclosure Department

PHILIPPINE DEALING AND EXCHANGE CORPORATION

29th Floor, BDO Equitable Tower
Paseo de Roxas, Makati City

Attention: Atty. Suzy Claire R. Selleza
Head - Issuer Compliance and Disclosure Department

Subject: Vista Land & Lifescapes, Inc. (the “Company”):
Clarification of News Report

Gentlemen:

We reply to the letter of the Philippine Stock Exchange of even date requesting the Company confirmation of the news article entitled “Villar group denies allegations over unpaid real property taxes” posted in MSN.com on January 7, 2025¹, it was reported in part that:

“MANILA, Philippines — The Villar group of companies denied allegations of unpaid real property taxes on some of its properties in Las Piñas City, describing them as ‘erroneous, misleading, and politically motivated.’ The accusations were made by Las Piñas Councilor Mark Anthony Santos, a political rival of Sen. Cynthia Villar, who alleged that the Villar group owed P213.55 million in accumulated taxes and penalties

¹ <https://www.msn.com/en-ph/news/national/villar-group-denies-allegations-over-unpaid-real-property-taxes/ar-AA1x4IYP>

as of May 2023. Santos acknowledged a partial payment of P151 million as of November 2023 but claimed a significant balance, particularly involving the Mella Hotel, remain unsettled.

However, in a letter to The Manila Times dated Jan. 7, 2025, the Villar group, through its lawyer, said it complied consistently with tax obligations.

It said that it had paid a total of P151.8 million by Nov. 30, 2023, which included an advance payment for 2024 real property taxes. This payment was certified by the Las Piñas City Treasurer's Office, which also issued the corresponding tax clearances.

Clarifying the Mella Hotel Issue

The Villar group addressed the claims about the Mella Hotel, stating that the City Assessor of Las Piñas had corrected the property's tax declaration. Following this adjustment, the company submitted payment based on the revised assessment. However, the City Treasurer's Office declined to accept the payment, citing the absence of implementation guidelines for the Real Property Valuation and Assessment Reform Act (Republic Act 12001).

....

'We remain prepared to fulfill our obligations as soon as the final instructions are provided,' the Villar group said, emphasizing its readiness to comply. It dismissed Santos' accusations as baseless and part of a political agenda aimed at tarnishing their reputation.

...."

We confirm that the foregoing article is substantially correct for the Mella building of the hotel. Mella Hotel is owned by Vista Leisure Club Corp, an indirect subsidiary of the Company, through Vista Residences, Inc.

Please also note however that any forward-looking statements included in the article are not a guarantee of future performance and involves a number of known and unknown risks, uncertainties and other factors that could cause the actual performance, financial position or results of operations of the Company and its subsidiaries to be materially different from any future performance, financial condition of operations implied by such forward-looking statements

Thank you.


Brian N. Edang
Officer-in-Charge